



# The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123  
(614) 277-3000

Planning Commission Staff Report  
Lower Level Conference Room  
December 8, 2015 1:30pm

**1. APPLICATION: Gateway Retail | Special Use Permit (Drive-Thru)**

Project Number: 201602020007  
Location: North of S.R. 665, south of Meadow Pond (040-013250)  
Proposal: A Special Use Permit to allow for a drive-thru.  
Applicant: Joe Smiley, Land Strategies, 635 Brooksedge Blvd., Westerville, Ohio 43081

**Relevant Code Section(s):**

- 1135.09(b)(12), Special Use Permits
- Gateway Business Park PUD Zoning Text (C-39-96)

**Project Summary**

The applicant is requesting approval of a special use permit to operate a single-window drive-thru for a Starbucks to be located in a future multi-tenant retail building ("Gateway Retail") located on the south side of Meadow Pond Court. The drive-thru window will be located on the east side of the structure with the drive-thru lane and bypass lane wrapping around the south side of the parking lot and east side of the building.

The drive-thru will have the capacity to stack a total of 14 vehicles before infringing into the parking lot for the retail center. A preview board and menu board will be located at the ordering point as well as an interactive speaker system. Final dimensions of these features have yet to be determined and will be reviewed as part of the development plan application for the site. The applicant has indicated that both the preview and menu boards will have brick bases to match the brick to be utilized on the primary building and will be set in landscaped areas.

Materials indicate that the anticipated hours of operation will be from 5:30am – 11:00pm; however, the restaurant may operate 24 hours a day given its proximity to the highway, the Gateway Business Park, and the Mount Carmel site.

**Code Analysis:**

Per Section 1135.09, the Planning Commission is responsible for reviewing Special Use Permit requests and recommending approval, approval with modifications or denial to City Council based on findings of compliance with the standards and requirements of this Code (*see relevant code sections*) and subject to the conditions established by the Planning Commission to ensure compliance with the letter and intent of this Code. The following is the Development Department's evaluation based on code standards and requirements.

1. *The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;*

**Standard is Met:** Staff does not feel that the proposed use will change the essential character of the district. The proposed drive-thru is part of a future retail development within Subarea 2, which is identified as the Retail Center in the Gateway Business Park PUD.

2. *The proposed use shall not adversely affect the use of adjacent property;*

**Standard is Met:** The proposed drive-thru will not affect the use of the adjacent property. The drive-thru lane will be located entirely on the future "Gateway Retail" development parcel and will have the ability to hold approximately 14 cars for stacking. The drive-thru is oriented so that any stacking beyond the designated drive-thru lanes will occur in the parking lot and will not back onto the public right-of-way.

3. *The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;*

**Standard is Met:** The entrance to the proposed drive-thru is on the south side of the parking lot, ensuring that stacking will not back onto the public right-of-way. Furthermore, this design helps separate drive-thru traffic from pedestrian traffic of customers parking and entering the retail structure.

4. *The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and school;*

**Standard is Met:** The proposed use will not place any further demand on public services.

5. *The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;*

**Standard is Met:** Staff does not anticipate the proposed use creating an impact on the right-of-way greater than other retail uses permitted in the district.

6. *The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;*

**Standard is Met:** The use is in accordance with the intent of all applicable code requirements and ordinances of the City.

7. *The proposed use complies with the applicable specific provisions and standards of this Code;*

**Standard is Met:** The use is in accordance with the intent of all applicable code requirements.

8. *The proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located;*

**Standard is Met:** The site is located in a PUD-C District, in which drive-thru windows are permitted under the approved zoning text upon approval of a Special Use Permit.

9. *A completed application indicating the Specific Special Use permit activity intended by the applicant shall be submitted to the Department of Development by the Council approved submittal dates;*

**Standard is Met:** The applicant properly submitted a completed application.

**Recommendation**

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit as submitted.